

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT ISSUES

In FY 2002, the County received \$6.370 million in federal Community Development Block Grant (CDBG) funds for projects to benefit low and moderate income residents. This funding was provided to support the County's affordable housing, neighborhood revitalization, and human service goals, and to enable low income residents, including those with physical, sensory, or mental impairments, to live and work independently in a safe and healthy environment.

County funding for community development was instituted to provide continued support for ongoing capital improvement projects in designated Conservation Areas as federal resources available for this purpose declined. These projects, which include various types of improvements, such as community centers, recreational areas, handicapped accessibility improvements, storm drainage, road sidewalk, and street lighting improvements, and housing rehabilitation, are designed to revitalize and preserve low and moderate income neighborhoods as affordable, decent places to live and as a housing resource for the County's low and moderate income population.

Up to and including FY 1990, this program was supported primarily by CDBG funds. However, due to increased demands on those funds and a policy adopted by the Board of Supervisors giving priority to the use of CDBG funds for affordable housing, inadequate funds remain for the capital improvement projects. Additional sources of funds are, thus, required to continue the public improvement projects in the Conservation Areas. Funds in the amount of \$6 million were provided through the passage of the 1989 Neighborhood Improvement Bond. In addition, a federal Section 108 loan was approved by the U.S. Department of Housing and Urban Development (HUD) in the amount of \$9.3 million to continue public improvement projects, initiated many years ago, targeted at specific neighborhoods known as conservation areas. As part of this neighborhood improvement program, master plans were prepared to identify necessary public improvements, and those plans are being implemented through annual federal grants, loans, and bond funds.

Conservation plans have been adopted by the Board of Supervisors for fifteen neighborhoods of which twelve are currently designated, and three redevelopment plans and three rehabilitation districts have been approved. The Board has also approved thirty-one neighborhood plans under the Community Improvement Program, which is discussed in the "Neighborhood Improvement and Commercial Revitalization" section. Improvement planning and coordination of these neighborhood projects and other identified target areas are carried out on a continuing basis by HCD staff working with neighborhood residents.

Public improvement projects have been completed, are underway, or are in planning for most of the neighborhoods. These projects include road and storm drainage improvements in the Bailey's Fairhaven, Gum Springs, James Lee, and Jefferson Manor Conservation Areas. In addition, the design of an expansion and renovation of the James Lee Community Center is underway. CDBG funds as well as funds from other sources are also made available in the form of low-interest loans to eligible low and moderate income homeowners for repairs and improvements to their homes located throughout the County.

Recreation and Facilities for the Elderly and Teens

The Department of Community and Recreation Services (DCRS) operates several community centers in the County, which provide leisure time activities as well as various programs and services to residents. These centers offer teen and adult clubs, athletic teams, hobby and adult education classes and various activities and programs for senior residents of the County. The centers also provide assistance in organizing clubs, aiding community groups, and providing speakers and/or slide presentations on departmental programs. In some cases, community centers house senior center, usually at a neighborhood level.

Senior centers are also located in libraries, park facilities, as stand alone facilities, and in former as well as active schools. Depending on the level of services provided, the facilities vary in size from 700 to 22,368 square feet of space. The need for senior centers is determined through an analysis of the size and density of the existing and projected older populations in relationship to geographic accessibility, the location of

major travel corridors, and the availability of sites. AAA, through its "Senior Center Study" adopted in concept by the Board Of Supervisors in 1988, identified future sites for senior centers and adult day health care centers through 1996, and specified that services be provided to elderly residents on a neighborhood, community, regional and Countywide basis. The hierarchy of services outlined in the "Senior Center Study" is as follows:

Regional Senior Centers are located on the periphery of residential areas or in commercial/retail areas accessible to nearby communities. The facilities range from 29,000 to 36,000 square feet and serve 220 to 340 participants daily, including collocated day health care services provided by the Department of Health for residents in a seven-mile radius.

Community Senior Centers, located in residential areas within a three-mile service area radius, range in size from 10,000 to 15,000 square feet and provide services for 70 to 175 participants daily.

Neighborhood Service Centers, located in residential areas with a small, but constant, elderly population which may be geographically isolated from larger centers, require approximately 4,000 square feet of gross floor area and provide services for 30 to 75 participants daily. Senior center projects, which are included in the CIP, are often provided through federal funding and may include elderly housing.

Teen services are also designed to follow the Senior Services Continuum. Both the Senior and Teen Services programs will be housed in the same facilities in order to maximize County resources and provide integrated programming.

COMMUNITY DEVELOPMENT AND SERVICES PROGRAM GOALS

The primary goals of the Community Development program are:

- 1) To improve and preserve low and moderate income neighborhoods in the County through the provision of public improvements, facilities, and home improvement loans.

- 2) To construct a Countywide network of decentralized community multipurpose centers providing an array of educational, recreational, and cultural opportunities and services to residents of Fairfax County.

COMPREHENSIVE PLAN GUIDANCE

The community development functional area of the CIP is represented in both the human services and the housing elements of the "Policy Plan". Although these elements are related in terms of their service orientation, the human services element concerns provision of direct services, whereas the housing element focuses on the need for affordable housing. Projects for the elderly may incorporate both direct services and affordable housing.

The introductory section to the human services element of the "Policy Plan" stresses the need for interagency coordination, accessibility both in design and location, and land use compatibility in the programming of new facilities. This element discusses human services objectives by agency.

Among the agencies addressed in this element are Community and Recreation Services, the Department of Health, and HCD, all of which operate programs for the elderly. One common objective for all of these agencies is to collocate programs for housing, adult day care and senior center activities whenever possible and feasible, in order to provide a maximum number of services to the elderly in one location. Another goal is to locate these facilities throughout the County where they can be accessed by all elderly residents.

The housing element of the "Policy Plan" provides guidance for community development activities, such as designation of conservation areas or provision of community centers. A primary objective of this element is to preserve existing affordable housing by improving public facilities, such as roads and storm drainage improvements, and by initiating community development programs, such as those included in the CIP.

RECENT PROGRAM ACTIVITY

Recent project accomplishments in the community development program include Board approvals required to obtain federal funding for construction of various neighborhood improvement projects. In addition, engineering design and acquisition of required land rights have continued in preparation for the planned construction work.

CURRENT PROGRAM SUMMARY

Fourteen projects are included in this program area. The total request is \$76.272 million and \$28.70 million is scheduled over the five-year CIP period.

PROJECT DESCRIPTIONS

1. **Boys' Baseball Field Lighting.** This is a continuing project to fund the Baseball Field Light Replacement Program. In accordance with a 1968 Board of Supervisors' policy, the County is responsible for the installation of baseball field lights, while the School Board is responsible for funding and installation of football field lights.
2. **Girls' Softball Field Lighting.** This is a continuing project to fund the Softball Field Light Replacement Program.
3. **Girls' Fast Pitch Field Maintenance.** This is a five-year plan to maintain the Girls' Fast Pitch Fields. The project is scheduled to be completed in FY 2003.
4. **Fairfax County Park Authority (FCPA) Maintenance of School Athletic Fields (Countywide).** This is a continuing project to maintain consistent standards at all school site athletic fields, improve playing conditions, reach safety standards, and increase user satisfaction.
5. **Athletic Field Matching Program.** This is a continuing project to implement a redesigned matching field improvement program at middle and elementary schools. These funds are used to improve school fields currently underutilized or not utilized for community use game play. The program provides funding to improve field conditions (grading, topsoil, seeding/sodding, goalmouth repair, and irrigation) to game quality.
6. **Bailey's Road Improvements.** \$7,278,000 to provide road, sidewalk and storm drainage improvements in the Bailey's Conservation Area. The improvements are planned for Phase D (Lewis Lane, Summers Lane, Cheryl Street, and Arnet Street), and Phase E (Poplar Lane and Mary Alice Place). Before FY2002, similar improvements were made to Hoffman's Lane, Courtland Drive, Moncure Avenue, Lacy Boulevard, Magnolia Lane, Munson Road, Reservoir Heights Avenue, and part of Arnet Street and were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
7. **Fairhaven Public Improvements.** \$6,733,000 to provide storm drainage and road improvements in the Fairhaven Conservation Area. The improvements are planned for Phase VII (Bellevue Avenue and Bangor Drive). Before FY2002, similar improvements were made to Fairhaven Avenue, Jamaica Drive, Fort Drive, Rixey Drive, Fort Drive Loop, Park Place, Bangor Drive, Byrd Lane and Massey Court. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
8. **Gum Springs Public Improvements.** \$8,460,000 to provide storm drainage and road improvements in the Gum Springs Conservation Area. Improvements are planned for Phase IV (Belvedere Drive and Dumas Street) and Phase V (Andrus Road, Seaton Street, and incidental improvements on Derek Road). Before FY2002, similar improvements were made to Fordson Road, Dunbar Street, and Douglas Street as well as incidental improvements along Holland Road. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.
9. **James Lee Public Improvements.** \$3,876,000 to provide road, sidewalk and storm drainage improvements in the James Lee

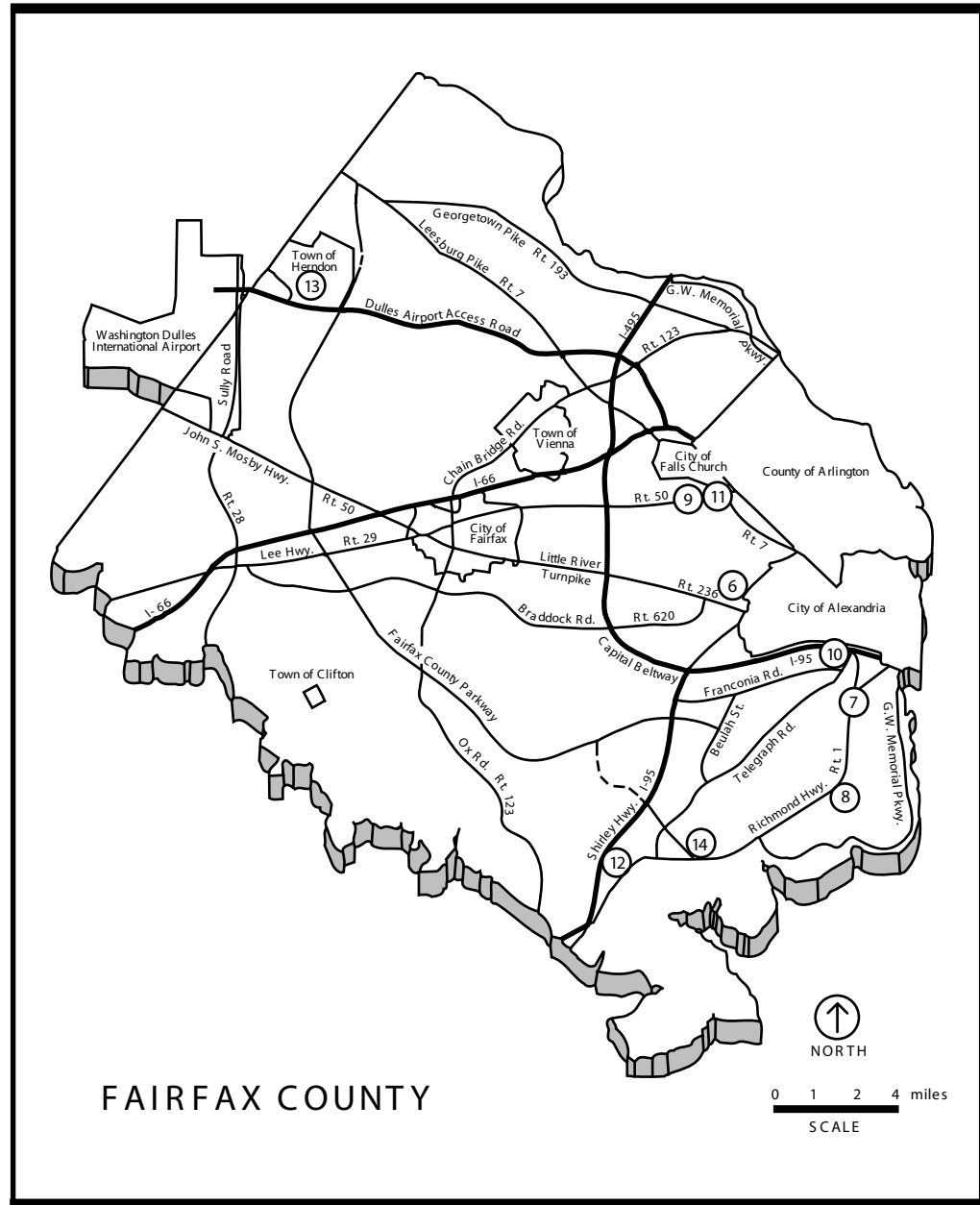
Conservation Area. The improvements are planned for Phase IV (James Lee Street and Harriett Street). Before FY2003, similar improvements were made to Costner Drive, Sampson Street, Annandale Road, Tinnors Hill Road, Brice Street, Liberty Avenue, and Douglas Avenue. The improvements were funded through the federal CDBG program, the County General Fund, and the 1989 Neighborhood Improvement Bond.

10. **Jefferson Manor Public Improvements.** \$10,760,000 for the provision of road and storm drainage improvements in the Jefferson Manor Conservation Area. The improvements underway for part of Jefferson Drive, Monticello Road, Farmington Drive, Farnsworth Drive, and are being planned on Fort Drive, Edgehill Drive, Edgehill Court, Albemarle Drive, Williamsburg Road and Fairhaven Avenue. Before FY2003, the design of all four phases of road and storm drainage improvements in the Jefferson Manor Conservation Area was substantially completed, and construction of Phases I and II-A was substantially completed.
11. **James Lee Community Center.** \$8,659,000 to acquire land, to restore the original James Lee Elementary School, to renovate the existing community center, and to construct approximately 23,000 square feet of new construction. The renovated school will provide space for the Park Authority's Archaeology Services division and allow for expansion of existing programs operated by the Northern Virginia Literacy Council. The new James Lee Community Center will provide for the expansion of existing social and recreation programs operated by Community and Recreation Services. The proposed program includes a new senior center, teen center, day care center, fitness center, arts and crafts area, community theater, multipurpose recreational complex, commercial kitchen, administrative offices, and storage space. In addition, site improvements will be provided, including additional parking, landscaping, exterior lighting, road frontage improvements along School Lane, renovation of the athletic fields, tennis courts, multipurpose court, and tot lot.

12. **Lorton Senior Center.** \$4,200,000 for a facility to house both the Lorton Community Action Committee and the Lorton Senior Center. The proposed site is adjacent to the current Lorton Library. The Senior Center is expected to provide services to 100 participants, daily. Services will include program activities, congregate meal program, and community services.
13. **Herndon Senior Center.** \$7,406,000 to acquire land and to construct a new two-story facility with approximately 23,000 square feet of programmable floor space. Community and Recreation Services will operate the Senior Center. The proposed program includes several multipurpose rooms, meeting rooms, lounges, game rooms, storage rooms, administrative offices, computer room, library, an arts and crafts room, dining room, and a commercial kitchen. In addition, site improvements will be provided, including a courtyard, parking, landscaping, exterior lighting, and road frontage improvements along Grace Street.
14. **Sacramento Community Center.** \$3,000,000 to acquire property and to construct the new Sacramento Community Center. The new facility will provide space for social and recreational programs operated by Community and Recreation Services. The proposed program includes administrative space, several multipurpose rooms, classrooms, a computer center, and a kitchen. In addition, site improvements will be provided, including paved parking, landscaping, exterior lighting, and playing fields.

Community Development

6. Baileys Road Improvements
7. Fairhaven Public Improvements
8. Gum Springs Public Improvements
9. James Lee Public Improvements
10. Jefferson Manor Public Improvements
11. James Lee Community Center
12. Lorton Senior Center
13. Herndon Senior Center
14. Sacramento Community Center



**PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
(\$000's)**

PROJECT TITLE/NUMBER (FUNDING SOURCE)/1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED THRU FY2002 /3	FY2003	FY2004	FY2005	FY2006	FY2007	TOTAL FY2003-FY2007	TOTAL FY2008-FY2012	ADDITIONAL NEEDED /2
1. Boys' Baseball Field Lighting/ 004999 (G)	\$1,000	/4	\$100	\$100	\$100	\$100	\$100	\$500	\$500	/4
2. Girls' Softball Field Lighting/ 005000 (G)	1,000	/4	100	100	100	100	100	500	500	/4
3. Girls' Fast Pitch Field Maintenance/ 005001 (G)	200	/4	200					200		
4. FCPA Main. Of School Athletic Fields /005006 (G)	10,700	/4	800	1,100	1,100	1,100	1,100	5,200	5,500	/4
5. Athletic Field Matching Program (G)	3,000	/4	300	300	300	300	300	1,500	1,500	/4
6. Baileys Road Improvements/ 003846 (G)	695	695								
(BO)	2,740	1,360	280					280		1,100
(F)	3,843	3,843								
7. Fairhaven Public Improvements/ 003848 (G)	367	367								
(BO)	1,540	1,450	90					90		
(F)	4,826	4,826								
8. Gum Springs Public Improvements/003905 (G)	98	98								
(BO)	1,990	1,990								
(F)	6,372	6,372								
9. James Lee Rd Improvements/ 003910 (G)	258	258								
(BO)	820	820								
(F)	2,798	2,798								
10. Jefferson Manor/013918 (BO)	5,328									
(F)	5,432	3,232	2,200					2,200		5,328
11. James Lee Community Center (G)	303	303								
(F)	356	356								
(X)	8,000	700	3,000	3,300	1,000			7,300		

/1 G = General fund, BO = general obligation bonds, F = federal, U= undetermined, X = other.

/2 Projects shown require additional bond approval.

/3 Authorized funds may be expended beyond FY2001

/4 This is a continuing program. Past and additional funding beyond FY2012 are not shown.

Note: Numbers in italics represent funded amounts.

**PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
(\$000's)**

PROJECT TITLE/NUMBER (FUNDING SOURCE)/1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED/ THRU FY2002 /3	FY2003	FY2004	FY2005	FY2006	FY2007	TOTAL FY2003-FY2007	TOTAL FY2008-FY2012	ADDITIONAL NEEDED /2
12. Lorton Senior Center (G,X)	4,200			500	2,960	740		4,200		
13. Herndon Senior Center (X) (F)	7,200 206	677	4,000 106	2,523 100				6,523 206		
14. Sacramento Com Center (U) (F) (G)	2,420 231 349	231 349								2,420
TOTAL	\$76,272	\$30,725	\$11,176	\$8,023	\$5,560	\$2,340	\$1,600	\$28,699	\$8,000	\$8,848

/1 G = General fund, BO = general obligation bonds, F = federal, U= undetermined, X = other.

/2 Projects shown require additional bond approval.

/3 Authorized funds may be expended beyond FY2002.